

REPORT TO: Executive Board Sub Committee
DATE 10th February 2011
REPORTING OFFICER: Strategic Director: Environment and Economy
SUBJECT: Acceptance of Tender for Municipal Building
WARDS: Borough-wide

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform members that the Operational Director Employment, Economic Regeneration and Business Development has accepted the costs relating to the refurbishment of the Ground Floor of the Municipal Building (phase 1b) and that these have been added to the contract entered into with the successful contractor.

2. **RECOMMENDATION: That Members note that the phase 1b costs in the sum of £788,959.00 submitted by Globe Management Services Ltd following the successful phase 1a tender have been accepted by the Operational Director Employment, Economic Regeneration and Business Development and the work added to the phase 1a contract of £1,825,882.00 previously approved making a combined total contract sum of £2,614,841.00**

3. SUPPORTING INFORMATION

- 3.1 Executive Board approved the project and an overall budget of £3,000,000 for the refurbishment of the first floor (phase 1a) on 24 September 2009 and by full council in October 2009. In addition the tender was previously approved by Executive Sub Board on 22nd July 2010.
- 3.2 The tendered costs relating to the refurbishment of the first floor were well within budget as such it was decided to obtain costs relating to the refurbishment of the ground floor to determine if it were possible to proceed with those works (phase 1b) in addition to the first floor refurbishment.
- 3.3 The revised contract sum of £2,614,841 together with fees and charges bring the overall cost of the refurbishment project of both the ground and

first floor to £3,25m. Additional funding of £250k has been secured to enable the ground floor works to proceed, this consists of £130k from the programme maintenance budget for roofing works being approved by the AMWG, £100k from the IT Budget for the server room infrastructure being approved by the Operational Director for IT Services and £20k from the DDA budget for the accessible toilets, induction loops and ramps being approved by the OD Employment, Economic Regeneration and Business Development providing a total budget of £3.25m. Thus we have been able to secure the refurbishment of both the ground and first floor of the Municipal Building for a small agreed increase to the original budget which was for the first floor works only.

- 3.4 The costs for phase 1b work were based upon the competitive prices from the 1a tender which were originally invited from six contractors in a two stage tendering process, designed to ensure that the contractor offering 'best value' was appointed

- 3.5 The project programme and details of all health and safety issues have been agreed with Property Services. The project was started in June 2010 with phase 1a to be completed in March 2011, part of phase 1b to be handed over in February 2011 (new café) with final completion of phase 1b in June 2011. The project is currently on programme for delivery to the above dates.

4. POLICY IMPLICATIONS

- 4.1 The scheme is fully funded as outlined in 3.2

- 4.3 The works are being carried out in line with the draft climate change policy and outline carbon management plan as a number of sustainability elements are being built into the scheme which will contribute to reducing carbon emissions within the borough.

5. OTHER IMPLICATIONS

None

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

- 6.1 **Children and Young People in Halton**
n/a

- 6.2 **Employment, Learning and Skills in Halton**
n/a

6.3 **A Healthy Halton**
n/a

6.4 **A Safer Halton**
n/a

6.5 **Halton's Urban Renewal**
n/a

6.6 **Corporate Effectiveness and Business Efficiency**

The refurbishment of the Municipal Building is helping us to ensure that we constantly maintain the level of physical assets that reflect organisational needs and that we continue to deploy and use and manage these assets to best effect. This also supports our commitment to providing a good working environment for our employees.

7. **RISK ANALYSIS**

7.1 Not applicable

8. **LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

Document	Place of Inspection	Contact Officer
Tender report	Property services	Martin McCrimmon